146.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	763,700	/	763,700
USE VALUE:	763,700	/	763,700
ASSESSED:	763,700	/	763,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEIDERS DONNA W & JAMES TR
Owner 2:	DONNA WALLACE TRUST
Owner 3:	
Street 1:	45 HILLCREST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,420 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Brick Veneer Exterior and 1581 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6420.000	273,600		490,100	763,700
Total Card	0.147	273,600		490,100	763,700
Total Parcel	0.147	273,600		490,100	763,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.97 | /Parcel: 482.9

Legal Description

User Acct
96069
GIS Ref
GIS Ref
Insp Date
04/26/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,500	0	6,420.	490,100	763,600	763,600	Year End Roll	12/18/2019
2019	101	FV	219,500	0	6,420.	459,500	679,000	679,000	Year End Roll	1/3/2019
2018	101	FV	226,600	0	6,420.	379,800	606,400	606,400	Year End Roll	12/20/2017
2017	101	FV	226,600	0	6,420.	349,200	575,800	575,800	Year End Roll	1/3/2017
2016	101	FV	226,600	0	6,420.	318,600	545,200	545,200	Year End	1/4/2016
2015	101	FV	214,100	0	6,420.	312,400	526,500	526,500	Year End Roll	12/11/2014
2014	101	FV	214,100	0	6,420.	290,400	504,500	504,500	Year End Roll	12/16/2013
2013	101	FV	214,100	0	6,420.	276,300	490,400	490,400		12/13/2012

!11436!

PRINT

Date	Time
12/11/20	01:36:29

LAST REV

Date	Time
11/30/20	14:25:40
jorourke	

USER DEFINED

Prior Id # 1:	96069
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOKHALE JAMES	27646-118		5/29/1997		247,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2001	199	Redo Bat	16,000	C				RENOVATE 2ND FLOOR
10/7/1998	702	Manual	1,000					WOODSTOVE

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS&NOTICE	BS	Barbara S
1/29/2009	Meas/Inspect	372	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/5/2000	Measured	163	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6420		Sq. Ft.	Site		0	80.	0.95	9									490,082						490,100	

Total AC/HA:	0.14738	Total SF/SM:	6420	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	490,082	Spl Credit		Total:	490,100

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31403160
Const Adj.:	1.01114953
Adj $ / SQ:	166.085
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371727
Depreciation:	98136
Depreciated Total:	273591

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

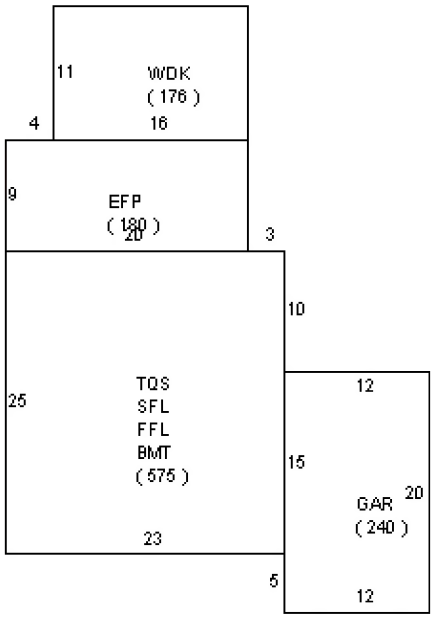
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.09
Special Features:	0	Val/Su Net:	99.42
Final Total:	273600	Val/Su SzAd	173.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	575	49.830	28,650
FFL	First Floor	575	166.090	95,499
SFL	Second Floor	575	166.090	95,499
TQS	3/4 Story	431	166.090	71,624
GAR	Garage	240	25.700	6,168
EFP	Enclos Porch	180	42.820	7,708
WDK	Deck	176	11.810	2,079

Net Sketched Area:		2,752		Total:	307,227
Size Ad	1581.25	Gross Are	2896	FinArea	1581

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	